

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 7, 2006

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, July 11, 2006 at 7:15 P.M. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION MEETING AGENDA

Tuesday, July 11, 2006	7:15 P.M.	Room 213 Town Hall
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EXECUTIVE SESSION

7:15-8:00 P.M.

Executive Session with counsel to discuss pending litigation.

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

Tuesday, July 11, 2006

8:00 P.M.

Room 206
Town Hall

GENERAL MEETING

8:00-8:45 P.M.

Meeting with the Board of Selectmen regarding parking regulations.

PUBLIC HEARINGS at 8:45 P.M.

Continuation of Public Hearing regarding Coastal Site Plan Review #143-A, Flood Damage Prevention Application #144-A, Thomas & Suzanne Denunzio, 129 Nearwater Lane. Proposing to construct a pier, ramp and float, remove existing stone walls, stabilize the embankment, and perform related site development activities within regulated areas. The subject property is on the west side of Nearwater Lane, directly across from its intersection with Juniper Road, and is shown on Assessor's Map #56 as Lot #27, in the R-1 Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #221, Flood Damage Prevention Application #240, Ann B. Lunn, 9 Contentment Island Road (open space parcel). Proposing to construct a dock with fixed pile supported pier, access ramp and float and perform related site development activities within regulated areas. The subject property is on the northwest side of Contentment Island Road, approximately 700 feet south of its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #53 in the R-1 Zone.

Land Filling & Regrading Application #163, Mark Raskopf, 60 Andrews Drive. Proposing to fill and regrade the front yard and construct an associated retaining wall, and perform related site development activities. The subject property is on the east side of Andrews Drive, approximately 650 feet north of its intersection with Redcoat Pass, and is shown on Assessor's Map #64 as Lot #112, in the R-1 Zone.

Land Filling & Regrading Application #164, DaCunha Builders, LLC, 48 Hillside Avenue. Proposing to remove earth from back yard, flatten and create more yard space; add fill in the south side yard; install drainage; and perform related site development activities. The subject property is on the east side of Hillside Avenue, approximately 265 feet south of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #47 as Lot #101 in the R-1/3 Zone.

Resumption of General Meeting (time permitting)

Amendment of Special Permit Application #39-D, St. Luke's Parish, 1864 Boston Post Road.
Request for additional parking lot lighting.

Discussion, deliberation and possible decisions regarding the following:

Coastal Site Plan Review #88-A, Flood Damage Prevention Application #241, W.C. Brian & Marguerite Peoples, 86 Delafield Island Road. Proposing to construct a dock, ramp and float with float stops and perform related site development activities within regulated areas.

Coastal Site Plan Review #220, Flood Damage Prevention Application #238, Thomas & Joanne Woodring 11 Edgehill Drive. Proposing to construct additions and alterations to the existing residence and perform related site development activities within regulated areas.

Proposed Amendments to the Darien Zoning Regulations. Proposals to amend Sections 210 (Add definition of Catering Business and Modify definition of Story), 311 (Add MU to list of Zones), 371 (Size of Cupolas), 513 (Regarding Moderate income housing definitions and resale values), 664 (Add Catering Business to Special Permit Uses), 904 (Add Catering Business to parking requirements), 922b (signs), 922c (signs) and 1022 (require site plan review for all non single-family residential developments in all zones) of the Darien Zoning Regulations.

Business Site Plan #194-E/Special Permit, BMW of Darien/Callari, for property at 126 Ledge Road. Proposing to install a paved parking area with associated drainage, on land to be leased from the Town of Darien at 126 Ledge Road, and perform related site development activities.

Special Permit Application #243, Nielsen Company, 1405 Boston Post Road. Proposing to establish a catering business in a portion of the existing Nielsen's Florist Garden Shop & Greenhouses building at 1405 Boston Post Road; and perform related site development activities.

Discussion and deliberation only regarding the following items:

Special Permit Application #242, Mary Kay Kosnik, 50 Horseshoe Road. Proposing to construct a tennis court and perform related site development activities. *PUBLIC HEARING CLOSED ON JUNE 27, 2006*

Business Site Plan #171-C/Special Permit, Amendment of Business Site Plan #90-K, Thomas Golden Realty Co., 1063 & 1077 Boston Post Road. Proposing to establish a bakery/restaurant in the first floor space formerly approved for a bank and other retail space; construct additional parking, establish a loading zone, a trash/recycling area, and outdoor dining area on the adjacent property at 1077 Boston Post Road; and perform related site development activities. *PUBLIC HEARING CLOSED ON JUNE 27, 2006.*

Discussion regarding a proposed mixed-use development, 1020 Boston Post Road, CBD Zone. Informal presentation and discussion with David Genovese of proposed redevelopment of property at 1020 Boston Post Road.

Discussion regarding a proposed Whole Foods store, 150-152 Ledge Road, SB Zone. Determination regarding whether Whole Foods qualifies as a Permitted Use within the Service Business (SB) Zone as a "Commercial Sales and Service Requiring External Storage or Activity", or whether an amendment to the Zoning Regulations and/or the Zoning Map would be needed.

Discussion regarding Crystal Gardens property at 934 Boston Post Road, CBD Zone.

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.